

# GRAND HOTEL | TWILIGHT FENCE

## PLANNING COMMISSION & HISTORIC DISTRICT COMMISSION

1 COVER

GRAND HOTEL  
TWILIGHT

2025.09.26  
SCALE: 1" = 200'-0"

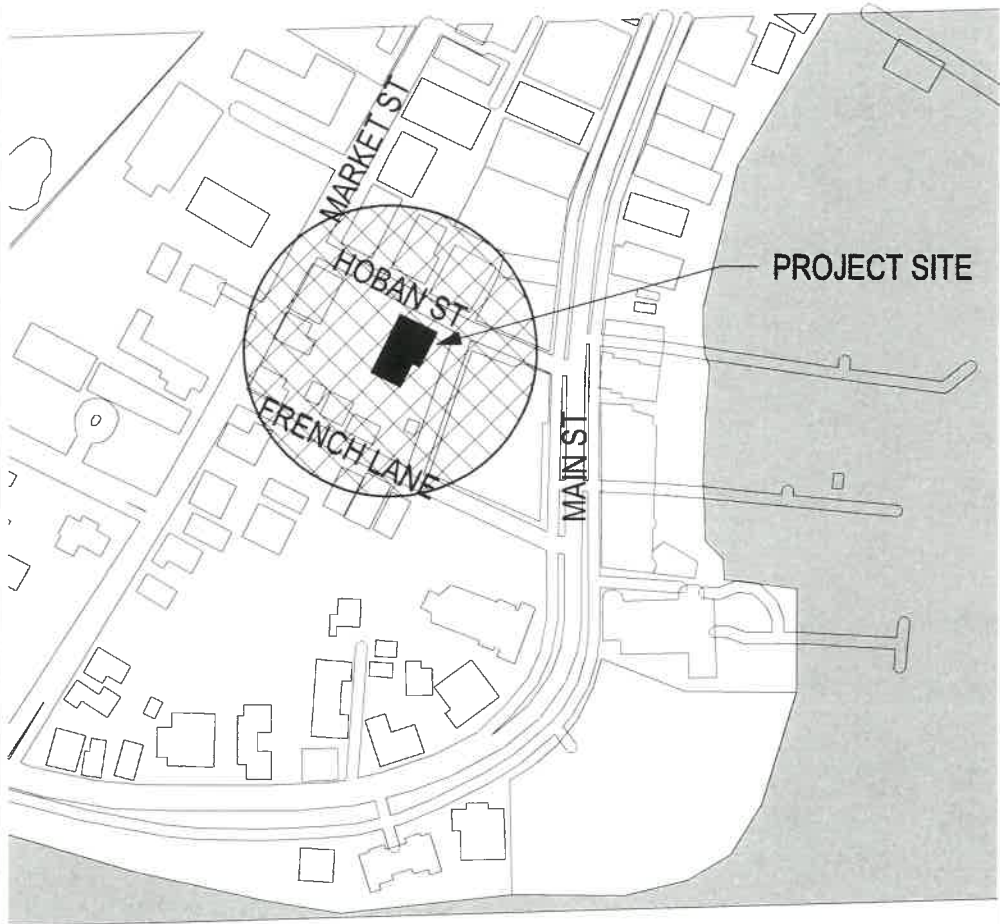
Planning Commission &  
Historic District Commission

HopkinsBurns  
Historic preservation  
communities by design

### Legal Description

PARCEL 15A:  
Lot 143, of ASSESSOR'S PLAT NO. 3, according to the plat thereof as recorded in Liber 2 of Plats, page 47, Mackinac County Records.

PARCEL 15B:  
Beginning at a point on the Westerly line of Cross Street that is the Southeast Corner of Lot 143, ASSESSOR'S PLAT NO. 3, City of Mackinac Island, Mackinac County, Michigan: Proceeding thence North 72°51' West, along the Northerly line of Lot 144, 80.60 feet; thence South 26°52' West 17.30 feet; thence South 66°1'10" East 83.63 feet to the Northerly line of Cross Street; thence North 18°12' East 27.00 feet to the Point of Beginning; being a portion of Lot 144, of ASSESSOR's PLAT NO. 3, according to the plat thereof as recorded in Liber 2 of Plats, page 47, in the office of the Register of Deeds for Mackinac County, Michigan, reference being had thereto for greater certainty.



### LOCATION MAP

1" = 200'-0" SCALE

### Zoning

ZONING DISTRICT: "MD" MARKET and "HB" HOTEL / BOARDING HOUSE  
HISTORIC DISTRICT: MARKET AND MAIN

#### PORTION ZONED MARKET

	REQ'D	EXISTING	
LOT SIZE:	5,000SF	5,057 SF	
SETBACKS	REQ'D	EXISTING	PROPOSED
FRONT YARD	10'	-	NO CHANGE
SIDE YARD	10'	-	NO CHANGE
REAR YARD	15'	-	NO CHANGE

HEIGHT	ALLOWED	EXISTING	PROPOSED
STORIES MIN.	1	-	NO CHANGE
STORIES MAX.	2.5	-	NO CHANGE
FEET MIN.	12'	-	NO CHANGE
FEET MAX.	30'	-	NO CHANGE

LOT COVERAGE	ALLOWED	EXISTING	PROPOSED
SQ. FT.	1,700 SF	0 SF	NO CHANGE
PERCENTAGE	35%	0%	NO CHANGE

#### PORTION ZONED HOTEL / BOARDING HOUSE

	REQ'D	EXISTING	
LOT SIZE:	7,500SF	7,844 SF	
SETBACKS	REQ'D	EXISTING	PROPOSED
FRONT YARD	30'	11.3'	NO CHANGE
SIDE YARD	10'	20'	NO CHANGE
REAR YARD	30'	12.6'	NO CHANGE

EXISTING IS NON-CONFIRMING AT FRONT AND REAR

HEIGHT	ALLOWED	EXISTING	PROPOSED
STORIES MIN.	1	3	NO CHANGE
STORIES MAX.	3.5	3	NO CHANGE
FEET MIN.	12'	40'	NO CHANGE
FEET MAX.	40'	40'	NO CHANGE

LOT COVERAGE	ALLOWED	EXISTING	PROPOSED
SQ. FT.	3,138 SF	3,072 SF	NO CHANGE
PERCENTAGE	40%	39.2%	NO CHANGE

GROSS SQUARE FOOTAGE	EXISTING	NEW
BASEMENT	1,856 SF	NO CHANGE
1ST FLOOR	3,017 SF	NO CHANGE
2ND FLOOR	2,126 SF	NO CHANGE
3RD FLOOR	2,126 SF	NO CHANGE
TOTAL	9,125 SF	NO CHANGE

OWNER: GRAND HOTEL  
CONTACT: DAVID JURCAK  
906.847.3331  
PROPERTY ADDRESS 1391 HOBAN STREET  
MACKINAC ISLAND, MI 49757  
PARCEL #: 051-550-069-00



### Statement of Historic Significance

The site of this project includes a historic building listed as a contributing structure in the Mackinac Island National Historic Nomination. Utmost care, sensitivity and respect shall be shown to the building at all times. Carefully respect existing conditions and treat existing materials as irreplaceable. Do not remove, alter or disfigure any original materials, elements or finishes unless indicated on the drawings, or specifications, or directed by the Architect.

### Project Description

The proposed changes to the Twilight site include the addition of a 4'-0" tall fence in two locations, each with a gate.

### Construction

PROPOSED CONSTRUCTION START DATE: NOV. 2025  
ESTIMATED DURATION OF CONSTRUCTION: 3 MONTHS

### Sheet List

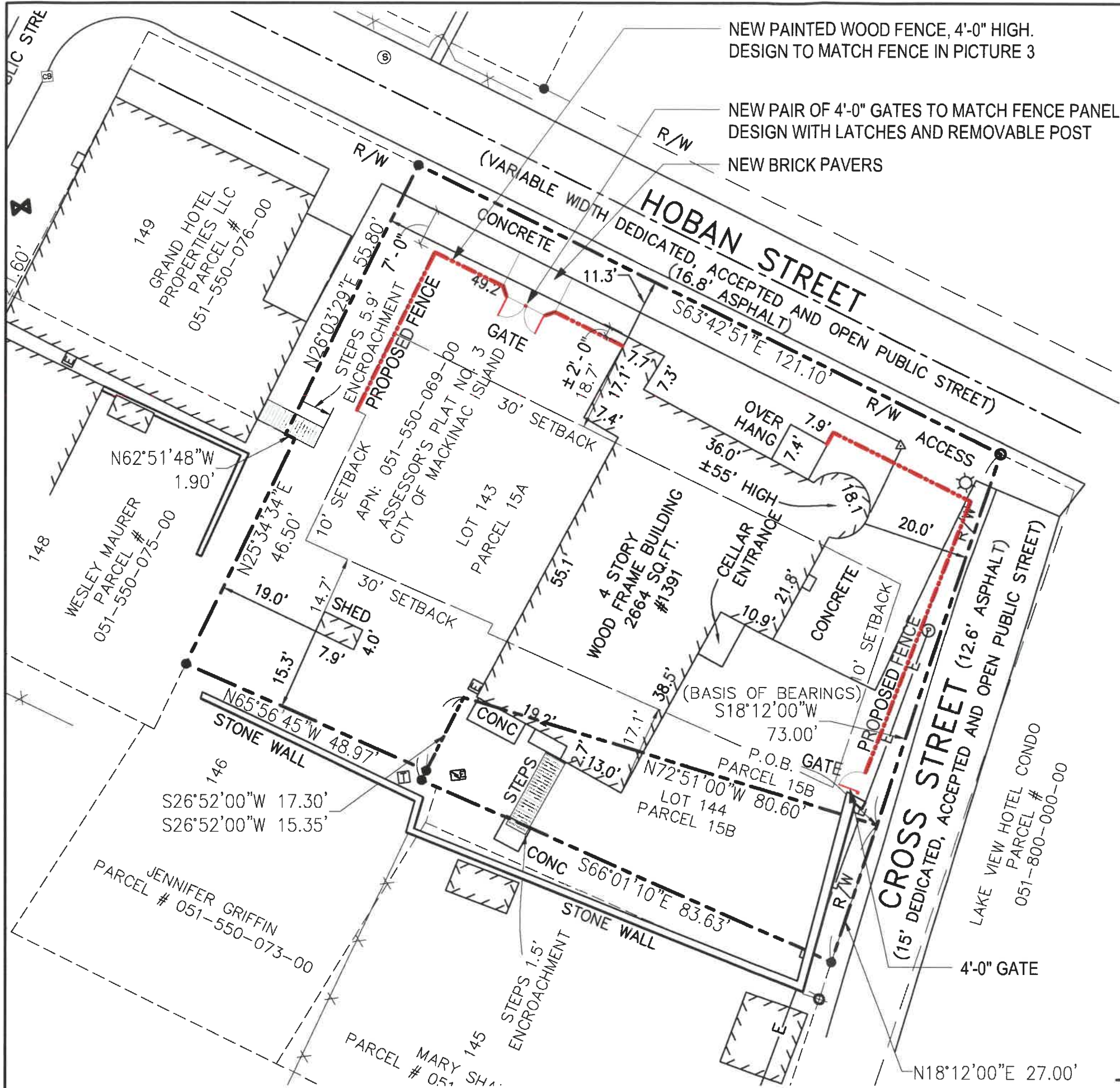
1 COVER  
2 PLAN

File No. MD25-069-083(H)  
Exhibit C  
Date 9.29.25  
Initials KP

ARCHITECT

HopkinsBurns Design Studio  
113 S Fourth Ave.  
Ann Arbor, Michigan 48103  
(734)424-3344  
www.hopkinsburns.com





SITE PLAN  
1" = 20'-0" SCALE

## GRAND HOTEL TWILIGHT

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historic preservation & communities by design

2  
PLAN

SCALE: As indicated 2025.09.26